

Marulan, NSW 2579, address available on request

\$900 per Week

House 5 2 6



Premium Family Home : Comfort meets Country Charm

Room to breathe defines this 2yo brick and colorbond home, where quality craftsmanship and clever design come together on a generous parcel. Tucked into a quiet, private setting with easy access to Marulan and the freeway, it suits commuters who crave calm at a day's end.

Four bedrooms plus a dedicated office (or a versatile fifth room) offer flexibility for busy households and those working from home. The huge primary bedroom features an ensuite and walk-in robe, while high ceilings create a light, airy and warm atmosphere throughout. An open-plan living and meals area anchors the home, supported by a separate lounge and a spacious rumpus for movie nights, hobbies, or a quiet escape. A butler's pantry, gas cooking, dishwasher and microwave space keep the kitchen practical, and two mudrooms plus a large laundry with a third toilet add a welcome function. Ducted heating and cooling ensure year-round comfort, complemented by beautiful floorboards and cosy carpeted bedrooms.

Tradespeople and tinkerers will appreciate the double garage attached to the house, alongside a substantial 16x8m shed with power, concrete floor and two open bays — the ideal spot for weekend projects and every "essential" tool.

Convenience sits close by, with Marulan Public School and IGA Marulan a short drive away, plus the train station for wider connections and handy school bus stop service. It's genuine country calm with everyday practicality baked in.

Arrange your inspection today before another lucky tenant claims this one as home.

Open for Inspection

By Appointment.

Listed By

Edwina Grant

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Floorplan



312 MARULAN SOUTH ROAD, MARULAN  ASHRENIN PROPERTY

This plan is indicative of layout only - Floor plan by floorplanzplus@gmail.com. Measurements are approximate. All information contained herein was gathered from sources we believe to be reliable. E&OE. However the Agent and **EASTPLANZ** cannot guarantee its accuracy and all persons should rely on their own enquires. This drawing is copyright ©. All rights reserved. • 1007 2026